

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 12, 2008

MINUTES

NOTICE OF MEETING:

Upon due notice given and received, a Regular Meeting of the Board of Directors of the Mariposa of Mission Pacific Property Owners Association was held on March 12, 2008, at the community pool area, San Diego, CA.

ATTENDANCE:

Directors Present: Jim Cauley, President
Karen Walter, Vice President
Gary Ebreck, Treasurer
Larry Lindsey, Secretary
James Lanflisi, Director

Directors Absent: None

Others Present: Ann Andreola, representing The Prescott Companies and several homeowners.

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Jim Cauley, Board President.

HOMEOWNER COMMENTS:

Time was set aside to allow owners in attendance to address the Board with items of suggestion/concern.

APPROVAL OF MINUTES:

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried, the minutes of the February 13, 2008 Regular Meeting were approved as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the February financial statement. As of February 29, 2008, the Association's accounts held the following:

Operating	\$ 21,865.82
Account Receivable	\$ 7,822.04
Prepaid Insurance	\$ 2,738.00
Reserves	\$563,601.55
Total Assets	\$596,027.41

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and carried, the Board accepted the February 29, 2008 financial statement subject to year end review.

Delinquent Accounts: The board reviewed the report on delinquent assessments. It was noted that at the end of February there was \$7,822.04 in outstanding assessment payments. Accounts are

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being collected in keeping with the association's Collection Policy.

Upon a motion duly made by Karen Walter, seconded by Larry Lindsey and carried the Board unanimously approved to record liens against the APNs noted on the attached resolution in the event the owners do not bring their outstanding balance current.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee Recommendations: Larry Lindsey updated the Board regarding the work completed by Del Mar Landscape, noting that most of the items were done. After review of the expense year to date, it was agreed to hold off on new improvements until funds are available later in the year.

Irrigations System: It was noted that Landscape Committee Members had checked one of the irrigation stations during a walk of the community with Del Mar Landscape. Some adjustments were noted and two irrigation line breaks. Stephanie Dale volunteered to walk with Del Mar every few weeks to inspect stations to assure they are working properly. Due to time constraints, one to two stations will be checked during each inspection period. Del Mar will be asked to submit a cost to install remote controls for the irrigation stations so that it will reduce the amount of time necessary for inspection of the system.

Tree Trimming/Removal: Jim Cauley updated the Board regarding his meeting with city representative Tony Gangiatano, noting that he had received a copy of the community PRD and that the city is requiring the use of an independent arborist to review the trees and submit his findings in writing. The city will then work with the arborist on establishing an acceptable replanting program for the area where trees are removed. Management noted that arborist, Bob Bichowsky had been contacted for this purpose and will be submitting a cost to perform the necessary work. San Diego Tree Care has started the tree trimming program, but will hold off on the removals until the city has approved the plan.

Pest Control: There were no pest control issues to be discussed. However, it was noted that Dewey is still not leaving a calling card when they service the community.

Maintenance: Graffiti Removal: Management reported that several areas of the community were hit with graffiti during the month. All of the graffiti has now been removed/cleaned.

Repair of Handrails: It was noted that during their walk of the community, Committee Members had submitted a list of handrails that were in need of repair/replacement. The Board reviewed a bid from Rescom to perform the necessary work.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and carried, the Board approved to accept the bid submitted by Rescom for the repair/replacement of the handrails at a cost of \$3,012.00. It was noted that the handrails will be primed but not painted at this time pending the painting program.

Architectural: Management reported that a Pre-Approved form for the installation of an a/c unit had been submitted by 7956 Mission Vista Drive.

Pool/Spa: There were no pool issues to be discussed.

Rules & Regs.: Management noted that letters were sent as a result of the monthly inspection.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Power Washing/Painting of Buildings: Chris Moore, Chair of the Committee addressed the Board regarding new color schemes and a pre-bid meeting held with contractors. It was noted that bids have been requested by March 26th, to allow review by the Board in April. The Board thanked Chris Moore and committee members for their hard work on this project.

Updated Reserve Study: The Board reviewed a copy of the updated reserve study reflecting that at the end of the 2008 fiscal year, the association should be about 67% funded in reserves. The Board discussed their concern with the low funding percentage. James Lanflisi noted that when preparing the 2007 budget, it was noted that if the increased funding in landscape improvements was not used for the prepared landscape plan, that these funds would be placed in the reserve funding to help offset the deficit in reserves.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried, on a vote of 3 in Favor, Jim Cauley, voting Against, Larry Lindsey, Abstaining, the Board approved to reduce the monthly funding for Landscape Improvements to \$1,000.00 per month and to fund the reserves by the remaining \$1,000.00 per month to help offset the deficit.

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It was agreed that discussion of an assessment increase would be placed on the April agenda.

NEW

BUSINESS: There was no new business to be discussed.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on April 9, 2008 at 6:30 p.m., at the community pool area, San Diego, CA.

ADJOURNMENT: There being no further business to be discussed, the meeting was adjourned at 7:44 p.m. into an Executive Session of the Board to discuss third party contracts.

ATTEST: _____

DATE: _____